

TOWN OF MONROE ZONING BOARD OF APPEALS MINUTES

— 03/27/2018

TOWN OF MONROE ZONING BOARD OF APPEALS (Tuesday, March 27, 2018)

Generated by Norinne McSweeney

Members present

Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

Absent:

Joseph Davis, Michael Murphy

1. Welcome

Procedural: 1.01 Roll Call

Procedural: 1.02 Pledge of Allegiance

Procedural: 1.03 Point out All Fire Exits

2. Public Hearings

Action, Discussion, Information: 2.01 J Squared (Edwards) (Z16-015) SBL: 13-9-13,14

Michael Morgante & Paul Edwards

Chairman Hoffman read into the record the letter from the Fire Chief of Monroe, Member Bader also spoke personally with the Fire Chief regarding this matter

Accepted the letter from the Fire Chief as to accessibility of the fire truck

Accepted OCDP letter that it is a local matter

Mr. MacCartney made note that the Board was looking at new plans last revised March 2, 2016 with sheets 1-4

Road maintenance verbal agreement between all the neighbors

Note on sheet 3 fire truck turning meets and bounds for an easement will be listed on deed until that road would be completed.

Reviewed the 5 Factors

Variance granted for 280-A BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby close the Public Hearing for J Squared at 7:45 pm

Motion by Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby declares this a Type II action and no SEQRA is required.

Motion by Jonas Hoffman, second by Abe Muller.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

BE IT RESOLVED, that the Zoning Board of Appeals for the Town of Monroe hereby grants the 280-A Variance with conditions of the easement for the Fire trucks and the easement for the sewer.

Motion by Jonas Hoffman, second by Seth Bader.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

Action, Discussion: 2.02 55 Seven Spring Road (Z025-2018) SBL:1-1-11.22

Joel Mann representing the applicant

Bersh Stern applicant present

Proposed building reviewed by Mr. Mann

made lot coverage decrease from 36.6% to 27% still over the 15% allowance
new plans were handed out date 3/27/18 showing the reduction in lot coverage. changing the driveway from the right side to the left side for new entrance and removing sidewalks around the back of house

review 5 factors

open discussion during the review of 5 factors for reducing lot coverage use of permeable surface, rain gardens,

no motion made at this point waiting to hear back from Town Engineer on Sewer and permeable surface, rain gardens

Need to reach out to Mark Edsall Town Engineer and Bonnie Franson regarding zoning changes.

Updated plans for review

Public Hearing held open until next meeting April 24, 2018 BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe opens the Public hearing for 55 Seven Springs Rd at 7:55 pm.

Motion by Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe closes the Public hearing for 55 Seven Springs Rd at 8:40 pm.

Motion by Jonas Hoffman, second by Abe Mueller.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe hereby approves the variance pending approval from the Town Engineer.

Motion withdrawn

Motion by Jonas Hoffman, second by Abe Mueller.

BE IT RESOLVED, that the Zoning Board of Appeals of the Town of Monroe reopens the Public hearing for 55 Seven Springs Rd at 9:50 pm. icant

Motion by Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader

3. New Business

Discussion: 3.01 Chaim Parnes - 1 Raywood Dr (Z026-2018) SBL: 43-4-3

hold over until next month 4. Review/Approve Minutes

Action: 4.01 November 28, 2017

held over until April meeting 5. Adjournment of Meeting

Action: 5.01 Adjournment of Meeting

BE IR RESOLVED, the Zoning Board of Appeals of the Town of Monroe hereby adjourns the meeting at 9:54 pm.

Motion by Jonas Hoffman, second by Robert O'Neill.

Final Resolution: Motion Carries

Yea: Abe Muller, Jonas Hoffman, Robert O'Neill, Seth Bader